

**Town of Marlborough Planning Board**  
**Site Plan Application Rev. 6-22-2021**

**Application #**

Please refer to the Town of Marlborough Town Code Section 155-31 <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

Please refer to Town of Marlborough Route 9W Corridor Building and Site Design Guidelines for New Commercial Construction and Rehabilitation of Existing Buildings.

[<https://www.townofmarlboroughny.org/Search?searchPhrase=Route%209W%20Corridor%20Building%20and%20Site%20Design%20Guidelines> ]

Failure to accurately complete this application in its entirety may result in delays and additional review costs.

|  |                                    |
|--|------------------------------------|
| Date of Initial Submission and Latest Revision |                                    |
| Name of Project                                | Site Plan-Lighthouse Holdings, LLC |
| Address of Project                             | 131 Idlewild Road Marlborough NY   |
| Tax Section, Block, and Lot Number             | 108.3-1-21.114                     |
| Zoning District                                | RAG-1                              |
| Number of Acres                                | 2.61 ac                            |
| Square Footage of Each Building                | 6000 existing building             |

Reason For Application:  
to obtain a special use permit under Article III 155-12 C(4)(g) - Recyclable agricultural building and  
Article IV 155-21 - Recyclable agricultural building.

**Description of Proposal 155-31 E (3) (a):**

The existing 6000 sqft warehouse building proposes to be used for storage of raw goods for Traffic Safety Supply.

|   |                                     |
|---|-------------------------------------|
| CONTACT INFORMATION                           |                                     |
| Name of Property Owner                        | Lighthouse Holdings of NY, LLC      |
| Address of Property Owner                     | 259 Broadway Newburgh, NY 12550     |
| Telephone Number of Property Owner:           | 845-857-5938                        |
| Email of Property Owner                       | chriss@generaltrafficequip.com      |
| Name of Applicant                             | Chris Staffon                       |
| Address of Applicant                          | 2 Cortland Lane Marlboro NY 12542   |
| Telephone Number of Applicant                 | 845-857-5938                        |
| Email Address of Applicant                    |                                     |
| Name of Surveyor                              | Brooks & Brooks, Land Surveyors, PC |
| Address of Surveyor                           | 11 Main Street Highland, NY 12528   |
| Telephone Number of Surveyor                  | 845-691-7339                        |
| Email Address of Surveyor                     | pbrooks@bnbpc.biz                   |
| Name of Engineer                              |                                     |
| Address of Engineer                           |                                     |
| Telephone Number of Engineer                  |                                     |
| Email Address of Engineer                     |                                     |
| Name of Attorney                              |                                     |
| Address of Attorney                           |                                     |
| Telephone Number of Attorney                  |                                     |
| Email Address of Attorney                     |                                     |
| Name & Profession of Other Involved Personnel |                                     |
| Address of Other Involved Personnel           |                                     |
| Telephone Number of Other Involved Personnel  |                                     |
| Email of Other Involved Personnel             |                                     |

## Town of Marlborough Planning Board

### Checklist For Site Plan Application

#### Revision 6-22-2021

The following items shall be submitted for a Planning Board Site Plan Application to be considered complete.

Site plans and Checklist shall be prepared by a licensed professional engineer, architect, land surveyor or landscape architect. Additional Town Codes apply to all site plans.

Please check each required item. Y for yes provided, N for not provided, or RW for Request Waiver. **Provide a written explanation for any requested waivers from the checklist.** After final approval is given by the Planning Board, the Building Department should be contacted for further guidance.

| Y/N/RW | Required Items To Be Submitted   |
|--------|--|
| 1 X    | Complete application with below information and 12 copies of plans. Site plans SHALL be prepared by licensed professional (155-31 E) and shall refer to specific data sources.   |
| 2 X    | Completed Site Plan Application form (Pages 1 and 2) 155-31 E (1).   |
| 3 X    | Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 6.   |
| 4 X    | Ethics code Town of Marlborough Disclosure of Interest (where applicable) Pages 8-10   |
| 5 X    | Application Fee Paid (Separate check from Escrow Fee) see page 11.   |
| 6 X    | Initial Escrow Fee Paid (Separate check from Application Fee) see page 11, also 155-31 J.  |
| 7 X    | Disclaimer Forms Provided See Page 12.   |
| 8 X    | Letter of Agent Statement Page 13.   |
| 9 X    | A location map, at a scale of 2,000 feet to the inch or larger, showing the applicant's entire property and all easements and streets and existing structures within 500 feet of the applicant's property as well as the Tax Map and section on of USGS (United States Geological Survey) mapping. 155-31 E (2).   |
| 10 X   | Project Narrative. Complete Brief document 155-31 E (3)<br>(a) A description of proposed project (bottom of page 1 of Site Plan Application)<br>(b) A description of whether the site design includes the possibility for interconnections with adjoining sites and, if no such interconnection is provided, a thorough narrative as to why an interconnection is not feasible.<br>(c) An analysis of how the project complies with the requirements contained within this Chapter 15 5, Zoning, is included.<br>(d) Any waivers or variances needed have been identified.<br>155-31 F Waivers shall be discussed in the briefing document to be submitted by the applicant. |
| 11 X   | Title of the drawing, including the name and address of the owner of record, applicant, and licensed professional(s) responsible for the preparation of such drawing, including seal and signature. 155-31 E(4)(a).  |

|         |   |
|---------|---|
| 12 X    | Map of the site includes North arrow, scale, and date. 155-31 E (4) (b).  |
| 13 X    | Map of the site depicts boundaries of the property with surveyed dimensions. 155-31 E (4) (c).  |
| 14 X    | Names of all owners of record adjacent to the applicant's property are indicated. 155-31 E (4) (d).   |
| 15 X    | Existing school district (if applicable), zoning district, and overlay district boundaries (if applicable), within 500 feet of the site's perimeter is indicated. 155-31 E (4)(e).  |
| 16 X    | Map of the site depicts acreage of each distinct existing and proposed land use on the applicant's property, and the proposed density of each if residential uses are proposed. 155-31 E (4) (f).   |
| 17 X    | Grading and drainage plan showing existing and proposed contours with intervals of two feet extending 50 feet beyond the tract. If any portion of the parcel is within a one-hundred-year floodplain as determined by the Federal Emergency Management Agency (FEMA), the area will be shown and base flood elevations given. 155-31 E (4) (g).   |
| 18 X    | Map of the site depicts location and boundaries of all existing natural land features on the property, including rock outcrops, isolated trees 12 inches or more in diameter at breast height (dbh) and all trees over 24 inches in dbh (whether isolated or in a forested area), existing vegetative and forest cover, orchards, hedgerows and other ornamental landscaping, stone walls, soil types and boundaries, active farmlands, visually prominent agricultural landscape features, such as fields, pastures, and meadows on knolls and hilltops, woodlands along roadways, property lines, and streams, steep slopes in excess of 15%, and water sources. Water sources include ponds, lakes, wetlands and watercourses, primary aquifers and primary aquifer recharge areas, floodplains, and drainage retention/detention areas. The plan shall show locally significant trees which include rare or unusual species, trees associated with historic events or persons, or trees that significantly contribute to a unique scenic viewshed. 155 E (4) (h). |
| 19 X    | Location of all existing buildings, structures, signs, and agricultural lands, on adjacent property within 100 feet of the subject lot lines is shown. 155-31 E (4) (i).  |
| 20 n/a  | Map of the site depicts location, proposed use, height, and setback measurements of all existing and proposed buildings, structures and signs on the applicant's property, including floor plans, and plans for exterior elevations, at a scale of 1/4 inch equals one foot, showing the structure's mass and architectural features, and indicating the type and color of materials to be used. A table indicating square footage of building areas to be used for a particular use, such as retail operation, office use, warehousing, or other commercial activity; maximum number of employees; maximum seating capacity, where applicable; and number of parking spaces existing and required for the intended use. 155-31 E (4) (j).  |
| 21      | Traffic flow patterns within the site, entrances and exits, the location of potential interconnections between the project site and adjoining sites, truck/commercial vehicle loading and service areas, curb cuts on the site and within 100 feet of the site, and all streets which are either proposed, mapped or built are indicated. 155-31 E (4) (k). The Town requires right-of-way of 25 feet from the center line of Town roads along the property frontage. See also 155-31 G (8).  |
| 22 none | Any cross-access easements, walkways, and bicycle path opportunities associated with the project are indicated. 155-31 E (4) (l).   |

|         |  |
|---------|--|
| 23      | The location, design (including size of spaces, and accessible parking information) and construction materials of all off-street parking areas (open and enclosed, if any), including the number of parking spaces required and to be provided is indicated. 155-31 E (4) (m) and 155-31 G (9) (c)<br>Off-street parking spaces are a minimum of 200 square feet each. See 155-27 A (1) (a). |
| 24 n/a  | The location, design and construction materials of all present and proposed walkways, bicycle paths and bicycle parking, benches, ramps, outdoor storage or display areas, retaining and/or landscaping walls and fences is indicated. 155-31 E (4) (n).   |
| 25 n/a  | A general and conceptual landscape plan showing proposed changes to existing natural land features. Trees to be saved shall be noted on site plans, and appropriate measures shall be outlined to protect the tree stock from damage during construction. 155-31 E (4) (o). Native species are encouraged. 155-31 G (17) (b).  |
| 26      | Map of the site depicts the location, design and construction materials of all existing and proposed water supply system. 155-31 E (4) (p) [1].  |
| 27      | Map of the site depicts the location, design and construction materials of all existing and proposed sewage disposal system. 155-31 E (4) (p) [2].   |
| 28      | Map of the site depicts the location, design and construction materials of all existing and proposed telephone, cable and energy systems, including electric, oil, gas, solar, or other energy systems. 155-31 E (4) (p) [3].  |
| 29 n/a  | Map of the site depicts the location, design and construction materials of all existing and proposed storm drainage system, including but not limited to existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales. 155-31 E (4) (p) [4] Identify a distance off site to show drainage structures or a natural discharge location.       |
| 30      | The location of fire and emergency access ways and zones, including the location of fire hydrants or of the nearest alternative water supply for fire emergencies are indicated. 155-31 E 4 (q) Discussed lock box provision with fire department (see Milton or Marlboro Fire District) except on single family detached residential dwellings See also 155-31 G (13).                      |
| 31      | The location, type, and screening details for solid waste disposal facilities and containers is indicated. 155-31 E (4) (r).   |
| 32      | The proposed location, height, orientation, type of illuminating device, bulb type and wattage, and photometric data of all outdoor lighting fixtures is indicated. 155-31 E (4) (s). See also 155-31 G (14)   |
| 33      | The location, height, size, materials, design, and illumination of all present and proposed signs and other advertising or instructional devices are indicated. 155-31 E (4) (t) See also 155-28.  |
| 34 n/a  | Estimates of noise generation at the source and property line are provided. 155-31 E (4) (u). See also 155-31 G (16).  |
| 35 none | Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable, are provided. 155-31 E (4) (v).   |
| 36 n/a  | Plans for the disposal of construction and demolition, waste, whether on-site or at a New York State approved solid waste management facility are indicated. 155-31 E (4) (w).   |
| 37 n/a  | A park or open space is being provided see 155-31 E (4) (x).   |
| 38 n/a  | For projects involving more than one phase, a site plan showing each phase of the project is included. 155-31 E (4) (y)  |

|         |   |
|---------|---|
| 39 X    | Proposed days and hours of operation are indicated. 155-31 E (4) (z).   |
| 40 X    | A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (4) (aa) [1].   |
| 41 NONE | A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (4) (aa) [2].  |
| 42      | Enforceable map notes of stormwater drainage, utility rights-of-way, etc., are indicated 155-31 E (4) (aa) [3].   |
| 43 X    | Identification, and submittal when available, of all necessary permits from federal, state, county or local agencies, approvals required from said agencies for the project's execution, and proof of special permit and/or variance approvals, if applicable, are included 155-31 E (4) (aa) [4].  |
| 44 X    | Short-unlisted actions or full EAF Type one action, as required by the lead agency under the Environmental Conservation Law, is complete and included. See 155-31 E (4) (aa) [6] Environmental Assessment Form. Applicants must use NYSDEC* web based system EAF mapper Application. <a href="https://www.dec.ny.gov/permits/6191.html">https://www.dec.ny.gov/permits/6191.html</a> Make sure to unblock popups. |
| 45 X    | Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Plan sets must be submitted in collated packages. (155 E, 155-31 E (5)). (See section 75-6 B. (6) regarding plan stamp requirements of licensed professional).   |
| 46 X    | Agricultural Data Statement (If applicable). See also 155-52 Setbacks and buffers from active agricultural lands.   |
| 47 X    | Off-street parking spaces are a minimum of 200 square feet each. See 155-27 A (1) (a).  |

The plat for the proposed Site Plan has been prepared in accordance with this checklist. A waiver request must be submitted by design professional for any items which are not provided.

By: Patricia Brooks L.S. #49795  
Licensed Professional

Stamp

June 24, 2022  
Date

## **Town of Marlborough Planning Board Legal Notices for Public Hearing**

Public Hearings are generally held only on the first (1st) Monday of the Month.

### ***Procedure for Legal Notices:***

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.
2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See <https://ulstercountyny.gov/maps/parcel-viewer/>.
3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.
4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.
5. All Certified Mail with Return Receipt receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.

**Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.**

**Phone: 845-795-6167**

**Email: [marlboroughplanning@marlboroughny.us](mailto:marlboroughplanning@marlboroughny.us)**

# Ethics Code

## TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grandparents, parents, spouse, significant other, children, grandchildren, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

**This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.**

I, Chris Staffon, residing at 2 Cortland Lane Marlboro, make the following statements about interests in the real property which is the subject of this

application, petition or request for a site plan - special use permit,

before the Planning Board of The Town of Marlborough.



**PART I:** Except as otherwise set forth in Part II below:

**A. Individuals with an interest in the property.**

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**B. Corporations or other entities with an interest in the property.**

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**C. Stockholder or controlling interest**

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**D. Party to an agreement with the applicant**

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent, or contingent upon the favorable approval of such application, petition or request for the subject property is an immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**PART II:** If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART III:** This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

**ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-6167.**

**PLEASE TAKE NOTICE.....A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW ' 809 AS A MISDEMEANOR.**

Signed:  Date: 6/22/22

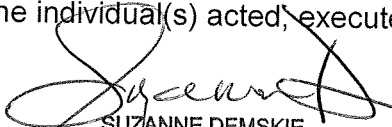
**ACKNOWLEDGMENT**

State of New York,  
County of:

On 6/22/2022, before me personally appeared Chris Staffon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] capacity(ies), and that by [his/her/their] signature(s) on the instrument, the individual(s), or the person upon

behalf of which the individual(s) acted, executed the instrument.

Notary

  
SUZANNE DEMSKIE  
Notary Public, State of New York  
Reg. No. 01DE6240448  
Qualified in Ulster County  
Commission Expires May 02, 2023

## Planning Board Fees

*(All Applications Subject To Escrow Fees)*

### **Application Fees:**

|   |  |
|---|--|
| Residential Subdivision – Single Family or Town House                                       | \$750.00, plus \$150.00 per Lot or Unit  |
| Residential Site Plan – Multi Family Apartments or Condos                                   | \$750.00, plus \$100.00 Per Unit   |
| Commercial Subdivision  | \$600.00, plus \$200.00 per Lot or Unit  |
| Commercial Site Plan  | \$1,000.00, plus \$10.00 per 1,000 sf of Building <sup>6000 sq ft = 60</sup> 1060.00 |
| All Other Site Plan Reviews   | \$550.00   |
| Lot Line Revision   | \$600.00   |
| Recreation Fees <i>(Residential Subdivisions &amp; Site Plans – Excludes parent parcel)</i> | \$2,000.00 per Lot or Unit   |
| Recreation Fees Adult Multiple Dwelling Affordable Housing <i>(50 and over)</i>             | \$500.00 per Unit  |

### **Escrow Deposit:** *(To be replenished to 75% of original escrow when level drops to 25% remaining in account.)*

|   |   |
|---|---|
| Residential Subdivision – Single Family or Town House     | \$750.00, plus \$150.00 per Lot or Unit                           |
| Residential Site Plan – Multi Family Apartments or Condos | \$750.00, plus \$100.00 per Unit                                  |
| Commercial Subdivision                                    | \$600.00 per Lot (up to 4 lots,) then \$200.00 per Lot Thereafter |
| Commercial Site Plan                                      | \$1,000.00 Minimum 1000.00  |
| All Other Site Plans                                      | \$750.00 Minimum  |
| Lot Line Revision   | \$600.00 Minimum  |

### **Engineer Inspection Fees (All Town Road Installation Inspections)**

|   |                                       |
|---|---------------------------------------|
| Improvements as approved by Town Engineer | 5% of the estimated cost to construct |
|---|---------------------------------------|

## Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

**AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.**

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name (Print): Chris Staffon -Lighthouse Holdings,LLC

Applicant's Signature: 

Date: 6/22/22


***\*\*Application will not be accepted if not signed and filled out completely\*\****

**Town of Marlborough Planning Board**

**Letter of Agent**

I (We), Chris Staffon-lighthouse Holdings, LLC am (are) the owner(s) of a parcel of land located on 131 Idlewild Road in the Town of Marlborough, Tax Map Designation: Section 108.3 Block 1 Lot 21.114.

I (We) hereby authorize Brooks & Brooks, Land Surveyors, P.C. to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a \_\_\_\_\_ Lot Subdivision Site Plan, Minor Site Plan, or Lot Line Revision Application. (circle one)

  
Signature

6/22/22  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

State Of New York Ulster  
County of \_\_\_\_\_

On the 22<sup>nd</sup> day of June in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

Chris Staffon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

SUZANNE DEMSKIE  
Notary Public, State of New York  
Reg. No. 01DE6240448  
Qualified in Ulster County  
Commission Expires May 02, 2023

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

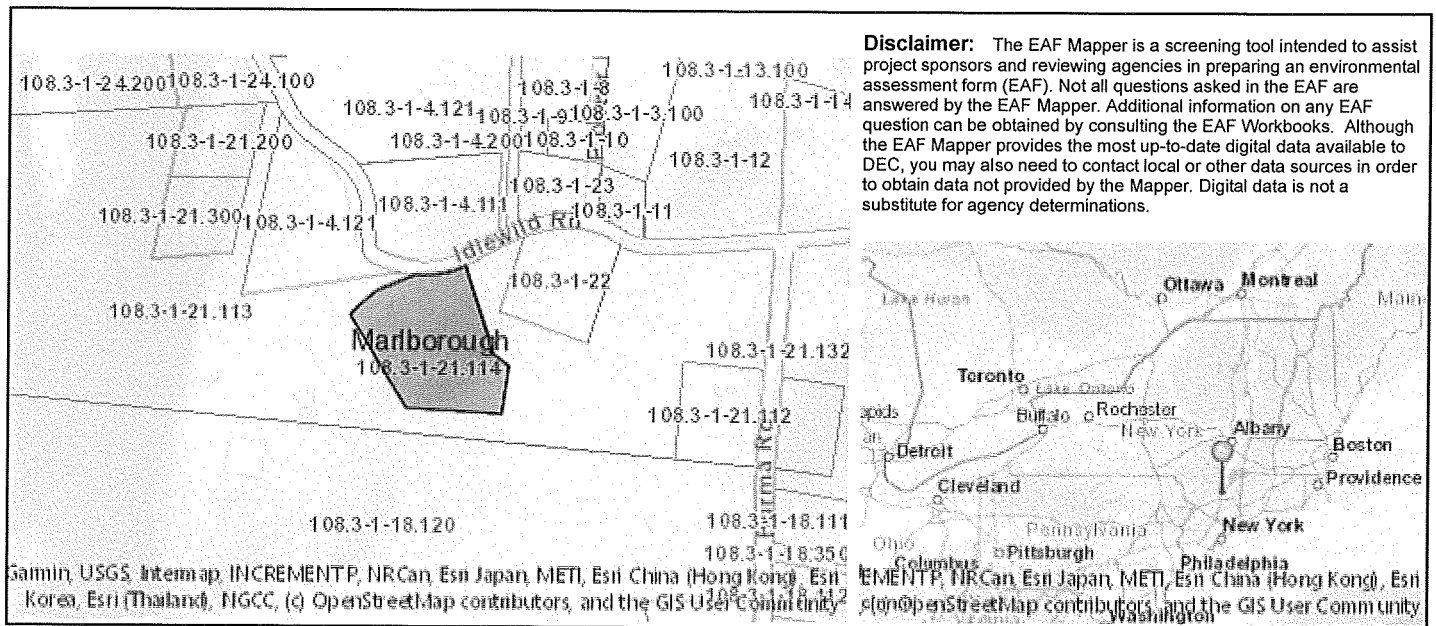
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|  |  |  |   |
|--|--|--|---|
| <b>Part 1 – Project and Sponsor Information</b>  |  |  |   |
| Name of Action or Project:<br>Site Plan prepared for Lighthouse Holdings of NY, LLC  |  |  |   |
| Project Location (describe, and attach a location map):<br>131 Idlewild Road Town of Marlborough Ulster County SBL: 108.3-1-21.114   |  |  |   |
| Brief Description of Proposed Action:<br><br>Conversion of an existing 6000 square foot agricultural building to be used as a warehouse for storage of raw goods for traffic safety supplies.<br><br>In accordance with Town of Marlborough Zoning Code Article III, Section 155-12 c(4)(g) Recyclable agricultural building, a site plan and Special Use Permit are required for this application.  |  |  |   |
| Name of Applicant or Sponsor:<br><br>Brooks & Brooks, Land Surveyors, PC   |  | Telephone: 845-691-7339<br><br>E-Mail: pbrooks@bnbpc.biz |   |
| Address:<br>11 Main Street   |  |  |   |
| City/PO:<br>Highland   |  | State:<br>NY   | Zip Code:<br>12528                            |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.   |  |  | NO<br><br><input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:   |  |  | YES<br><br><input type="checkbox"/>           |
| 3. a. Total acreage of the site of the proposed action? _____ 2.61 acres<br>b. Total acreage to be physically disturbed? _____ 0 acres<br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.61 acres  |  |  | NO<br><br><input checked="" type="checkbox"/> |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |  |   |
| 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland |  |  |   |

|  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,   | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  | NO                                  | YES                                 |                          |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?   | NO                                  | YES                                 |                          |
| If Yes, identify: _____  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?   | NO                                  | YES                                 |                          |
| b. Are public transportation services available at or near the site of the proposed action?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?   | NO                                  | YES                                 |                          |
| If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>Not applicable   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 10. Will the proposed action connect to an existing public/private water supply?   | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____<br>A drilled well is proposed as previously approved by the Ulster County Health Department  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?   | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____<br>An individual septic system is proposed as previously approved by the Ulster County Health Department  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO                                  | YES                                 |                          |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?   | NO                                  | YES                                 |                          |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>There are no wetlands or water bodies located on the subject parcel  |                                     |                                     |                          |

|   |                                     |                          |
|---|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban |                                     |                          |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties?<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:  | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|   |                                     |                          |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment:   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe:   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe:   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Brooks &amp; Brooks, Land Surveyors, PC</u> Date: <u>June 23, 2022</u><br>Signature: <u><i>David J. Brooks</i></u> Title: <u>Land Surveyor / Agent</u>  |                                     |                          |





|   |   |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area]   | No  |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No  |
| Part 1 / Question 12b [Archeological Sites]   | No  |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]                               | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal]  | No  |
| Part 1 / Question 16 [100 Year Flood Plain]   | No  |
| Part 1 / Question 20 [Remediation Site]   | No  |

June 24, 2022

**LETTER OF INTENT**

Applicant Lighthouse Holdings of NY, LLC is seeking Site Plan approval for a 2.61 acre parcel situated on the south side of Idlewild Road, being approximately 900' west of Burma Road and having the tax map designation of SBL: 108.3-1-21.114. The property is located in the R-AG-1 zoning district.

An existing 6000 sq. ft. warehouse currently is situated on this parcel. The proposed use of this building is for storage of raw goods for traffic safety supplies. This lot has renewed a septic permit originally issued in 2016 by the Ulster County Department of Health. Existing lighting and security cameras will be utilized. One garbage bin and one recycle bin will be used for all solid waste. It will be noted: No exterior storage is permitted and No hazardous materials to be stored at facility

A special use permit will be needed under Article III 155-12 C(4)(g) – Recyclable agricultural building and Article IV 155-21 – recyclable agricultural building.

S:\PROJECTS\8333\DOCUMENTS\6.24.22 Letter of Intent.doc

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors  
American Planning Association-New York Planning Federation  
NYS GIS Association

# AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Lighthouse Holdings of NY, LLC

Mailing address: 259 Broadway Newburgh, NY 12550

B. Description of the proposed project: Site Plan – warehouse use

C. Project site address: 131 Idlewild Road Town: Marlborough

D. Project site tax map number: 108.3-1-21.114

E. The project is located on property:

☐ - within an Agricultural District containing a farm operation, or

☒ - with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 2.61 acres

G. Is any portion of the project site currently being farmed?

☐ Yes. If yes, how many acres \_\_\_\_\_ or square feet \_\_\_\_\_?

☒ No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

108.3-1-3.100 & 18.121 & 21.115 - Ernest H. Greiner, Jeffrey A. Greiner-fruit crops/orchard

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**

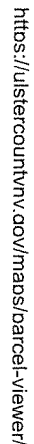
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

~~~~~  
Steven R. Pauli, CST II

~~~~~  
June 21, 2022

\_\_\_\_\_  
Name and Title of Person Completing Form

\_\_\_\_\_  
Date



#8333- Lighthouse Holdings of NY, LLC  
adjoining owners with in 500' of  
subject parcel SBL:108.3-1-21.114

| Parcel         | Owner                                | Mailing_Address   | Mailing_City      | Mailing_Zip | Property_Class |
|----------------|--------------------------------------|-------------------|-------------------|-------------|----------------|
| 108.3-1-21.114 | Lighthouse Holdings of NY LLC        | 3 Cloud St        | Newburgh NY       | 12551       | Vac w/imprv    |
| 108.3-1-10     | Jack J Rusinek & Anna M Rusinek      | 9 Pioneer Rd      | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-22     | null                                 | null              | null              | null        | null           |
| 108.3-1-11     | Randy T. Prizzia                     | 118 Idlewild Road | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-12     | Jeffrey A Greiner & Linda Greiner    | 96 Idlewild Rd    | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-21.300 | Carrie Schlagler                     | 159 Idlewild Rd   | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-21.200 | Joseph A Kalfa                       | 161 Idlewild Rd   | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-23     | Jack Rusinek & Anna Rusinek          | 9 Pioneer Rd      | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-8      | James B Boccard                      | 6 Sawyer Way      | Wallkill NY       | 12589       | 1 Family Res   |
| 108.3-1-9      | null                                 | null              | null              | null        | null           |
| 108.3-1-4.200  | Mark D Casey & Dana K Casey-Diorio   | 97 Porpiglia Dr   | Marlboro NY       | 12542       | Rural res      |
| 108.3-1-4.111  | Sean Joyce & Kristen A Joyce         | 136 Idlewild Road | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-3.100  | Ernest H Greiner & Oth Greiner       | 96 Idlewild Rd    | Marlboro NY       | 12542       | Fruit crop     |
| 108.3-1-18.121 | Ernest H Greiner & Jeffrey A Greiner | 96 Idlewild Rd    | Marlboro NY       | 12542       | Fruit crop     |
| 108.3-1-21.112 | Jeffrey Greiner & Jennifer Thomas    | 23 Burma Rd       | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-21.115 | Ernest Greiner                       | 96 Idlewild Rd    | Marlboro NY       | 12542       | Orchard crop   |
| 108.3-1-4.121  | Kevin J Casey & Kellie Casey         | 134 Idlewild Rd   | Marlboro NY       | 12542       | 1 Family Res   |
| 108.3-1-21.117 | Ernest Greiner                       | 96 Idlewild Rd    | Marlboro NY       | 12542       | Cold storage   |
| 108.3-1-21.116 | BSD Realty NY LLC                    | P.O. Box 376      | Highland Mills NY | 10930       | Manufacture    |



ULSTER COUNTY – STATE OF NEW YORK  
NINA POSTUPACK, COUNTY CLERK  
244 FAIR STREET, KINGSTON, NEW YORK 12401

108,3-1-21.114  
6925/210  
Subject

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 6925 / 210  
INSTRUMENT #: 2021-19437

Receipt#: 2021080049  
Clerk: CB  
Rec Date: 10/06/2021 01:36:18 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 6  
Rec'd Frm: HILL-N-DALE ABSTRACTERS, INC.

Party1: NJNL PROPERTIES LLC  
Party2: LIGHTHOUSE HOLDINGS OF NY LLC  
Town: MARLBOROUGH

Recording:

|                           |        |
|---------------------------|--------|
| Cover Page                | 5.00   |
| Recording Fee             | 35.00  |
| Cultural Ed               | 14.25  |
| Records Management - Coun | 1.00   |
| Records Management - Stat | 4.75   |
| TP584                     | 5.00   |
| RP5217 - County           | 9.00   |
| RP5217 All others - State | 241.00 |

Sub Total: 315.00

Transfer Tax  
Transfer Tax - State 1560.00

Sub Total: 1560.00

Total: 1875.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 1327

Transfer Tax

Consideration: 390000.00

Transfer Tax - State 1560.00

Total: 1560.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

*Nina Postupack*  
Nina Postupack  
Ulster County Clerk



HJ 71090

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S  
ACTS (INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND  
PURCHASER BEFORE SIGNING.

**THIS INDENTURE**, made the September 21, 2021

**BETWEEN** NJNL Properties, LLC, of P.O. Box 700, Marlboro, New York 12542,

party of the first part, and

**Lighthouse Holdings of NY LLC** of 3 Cloud Street, Newburgh, New York 12551,

party of the second part;

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlboro, County of Ulster, State of New York;

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**BEING AND INTENDED** as acquired from Ernest H. Greiner, Jeffrey A. Greiner and Kenneth E. Greiner as the residuary devisees named in the Last Will and Testament of Ernest E. Greiner by deed dated 3/24/16 and recorded 4/11/16 in Ulster County Clerk's Office in Instr. #2016-4747.

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

Section: 108.3, Block: 1, Lot: 21.114

### Schedule A Description

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Marlborough, County of Ulster and State of New York, known and designated as Lot No. 1 on a map entitled, "Final Map of Subdivision of Lands of The Estate of Ernest B. Greiner," filed with the Ulster County Clerk's Office on February 5, 2016 as Filed Map No. 16-10, bounded and described as follows:

BEGINNING at a rebar set on the southerly side of Idlewild Road at the northeasterly corner of the herein described parcel of land, said rebar being on the easterly side of a farm lane running southerly;

RUNNING THENCE along the easterly side of said lane, through lands to be retained by Greiner, being the division line between the herein described Lot No. 1 and Lot No. 2 as shown on above referenced Filed Map No. 16-10, South  $20^{\circ} 19' 04''$  East, 193.99 feet to a point;

THENCE South  $09^{\circ} 25' 02''$  East, 33.32 feet to a point;

THENCE South  $55^{\circ} 58' 24''$  East, 62.67 feet to a point at the northerly end of an 18" concrete culvert pipe;

THENCE crossing said farm land and running South  $06^{\circ} 07' 21''$  West, 131.61 feet to a set rebar;

THENCE North  $88^{\circ} 47' 17''$  West, 263.15 feet to a set rebar;

THENCE North  $33^{\circ} 55' 34''$  West, 296.94 feet to a rebar set on the southerly side of a gravel roadway;

THENCE along the southerly side of said roadway, North  $41^{\circ} 29' 16''$  East, 35.92 feet to a point;

THENCE North  $48^{\circ} 13' 10''$  East, 62.01 feet to a point;

THENCE North  $64^{\circ} 53' 39''$  East, 86.24 feet to a point on the southerly side of aforementioned Idlewild Road;

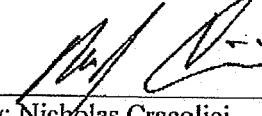
THENCE along the southerly bounds of said Idlewild Road, South  $82^{\circ} 28' 58''$  East, 14.27 feet to a point;

THENCE North  $83^{\circ} 00' 00''$  East, 138.47 feet and North  $64^{\circ} 03' 48''$  East, 20.48 feet to the place of BEGINNING, as surveyed by Brooks and Brooks, P.C.



IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

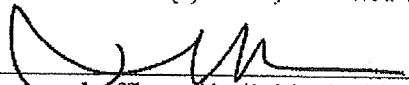
NJNL Properties, LLC

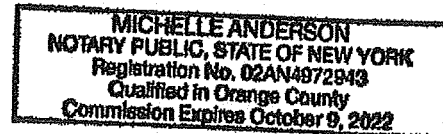
x   
By: Nicholas Cracolici - *authorized*  
*signer*

**Acknowledgment by a Person Within New York State (RPL § 309-a)**

STATE OF NEW YORK                   )  
                                                  ) ss.:  
COUNTY OF ULSTER                )

On the 29<sup>th</sup> day of September in the year 2021, before me, the undersigned, personally appeared **Nicholas Cracolici**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
(signature and office of individual taking acknowledgment)



R+R

Catania Mahon + Rider PLLC  
641 Broadway  
P.O. Box 1479  
Newburgh ny 12550

HILL N DALE ABSTRACTERS INC.  
PO BOX 547  
GOSHEN, NY 10924  
(845) 294-5110  
(845) 294-9581 FAX

Section: 108.3, Block: 1, Lot: 21.114

FOR COUNTY USE ONLY

Swis Code # 513600  
 Date Deed Recorded 10/06/2021  
 Bk # 6925 Pg # 210 Instr # 2021-19437



New York State Department of  
**Taxation and Finance**  
 Office of Real Property Tax Services  
**RP- 5217-PDF**  
 Real Property Transfer Report (8/10)

## PROPERTY INFORMATION

1. Property Location 131 IDLEWILD ROAD  
 \* STREET NUMBER \* STREET NAME

MARLBORO 12542  
 \* CITY OR TOWN \* ZIP CODE

2. Buyer Name LIGHTHOUSE HOLDINGS OF NY LLC  
 \* LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)  
 \* LAST NAME/COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:  
 4A. Planning Board with Subdivision Authority Exists ☐  
 4B. Subdivision Approval was Required for Transfer ☐  
 4C. Parcel Approved for Subdivision with Map Provided ☐

6. Deed Property Size X \* FRONT FEET \* DEPTH OR 2.61 \* ACRES  
 4B. Subdivision Approval was Required for Transfer ☐  
 4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name NJNL PROPERTIES LLC  
 \* LAST NAME/COMPANY FIRST NAME

\*7. Select the description which most accurately describes the use of the property at the time of sale:  
 D. Non-Residential Vacant Land ☐  
 Check the boxes below as they apply:  
 8. Ownership Type is Condominium ☐  
 9. New Construction on a Vacant Land ☐  
 10A. Property Located within an Agricultural District ☐  
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

## SALE INFORMATION

11. Sale Contract Date 08/30/2021

\* 12. Date of Sale/Transfer 09/29/2021

\*13. Full Sale Price 390,000.00  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:  
☐ A. Sale Between Relatives or Former Relatives  
☐ B. Sale between Related Companies or Partners in Business.  
☐ C. One of the Buyers is also a Seller  
☐ D. Buyer or Seller is Government Agency or Lending Institution  
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)  
☐ G. Significant Change in Property Between Taxable Status and Sale Dates  
☐ H. Sale of Business is Included in Sale Price  
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)  
☐ J. None

Comment(s) on Condition:

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 21 \*17. Total Assessed Value 75,000

\*18. Property Class 312 \*19. School District Name MARLBORO

\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
108.3-1-21.114

## CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

## SELLER SIGNATURE

See attached  
 SELLER SIGNATURE DATE

## BUYER SIGNATURE

BUYER SIGNATURE DATE

## BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

STAFFON CHRIS  
 \* LAST NAME FIRST NAME

(845) 857-5938  
 \* AREA CODE \* TELEPHONE NUMBER (Ex: 999 9999)

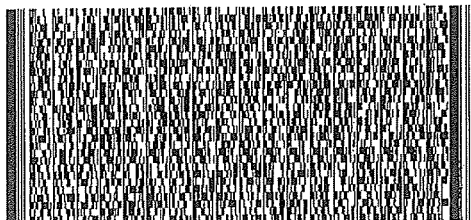
3 CLOUD STREET  
 \* STREET NUMBER \* STREET NAME

NEWBURGH NY 12551  
 \* CITY OR TOWN \* STATE \* ZIP CODE

BUYER'S ATTORNEY

RIDER MICHELLE  
 LAST NAME FIRST NAME

(845) 522-1063  
 AREA CODE TELEPHONE NUMBER (Ex: 999 9999)



Swis Code # 513600

Date Deed Recorded 10/06/2021

Bk # 6925 Pg # 210 Instr # 2021-19437

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

## PROPERTY INFORMATION

1. Property Location 131 Idlewild Road  
\* STREET NUMBER \* STREET NAME

Marlboro 12542  
\* CITY OR TOWN \* VILLAGE \* ZIP CODE

2. Buyer Name Lighthouse Holdings of NY LLC  
\* LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)  
\* LAST NAME/COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only If Part of a Parcel) Check as they apply:  
4A. Planning Board with Subdivision Authority Exists ☐  
4B. Subdivision Approval was Required for Transfer ☐  
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size X \* FRONT FEET \* DEPTH OR 2.61 \* ACRES

6. Seller Name NINL Properties LLC  
\* LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:  
F. Non residential Vacant Land  
Check the boxes below as they apply:  
8. Ownership Type is Condominium ☐  
9. New Construction on a Vacant Land ☐  
10A. Property Located within an Agricultural District ☐  
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

## SALE INFORMATION

11. Sale Contract Date August 30, 2021

\* 12. Date of Sale/Transfer September 29, 2021

\* 13. Full Sale Price \$390,000.00  
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale \_\_\_\_\_

15. Check one or more of these conditions as applicable to transfer:  
☐ A. Sale Between Relatives or Former Relatives  
☐ B. Sale between Related Companies or Partners in Business.  
☐ C. One of the Buyers is also a Seller  
☐ D. Buyer or Seller is Government Agency or Lending Institution  
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)  
☐ G. Significant Change in Property Between Taxable Status and Sale Dates  
☐ H. Sale of Business is Included in Sale Price  
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)  
☒ J. None  
Comment(s) on Condition: \_\_\_\_\_

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 21 \* 17. Total Assessed Value 75,000

\* 18. Property Class 3 1 2 - \* 19. School District Name Marlboro

\* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
108.3-1-21.114

## CERTIFICATION

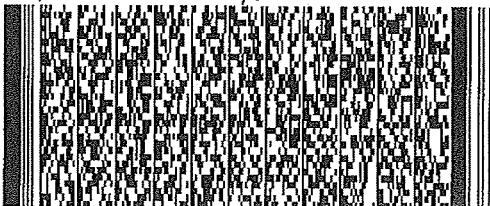
I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

## SELLER SIGNATURE

X 9-29-2021  
SELLER SIGNATURE DATE

## BUYER SIGNATURE

Lighthouse Holdings of NY LLC 9/29/2021  
BUYER SIGNATURE DATE  
By: Chris Staffon, member



## BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Staffon Chris  
\* LAST NAME FIRST NAME  
845 857-5938  
\* AREA CODE \* TELEPHONE NUMBER (Ex: 9999999)  
3 Cloud Street  
\* STREET NUMBER \* STREET NAME  
Newburgh NY 12551  
\* CITY OR TOWN \* STATE \* ZIP CODE  
BUYER'S ATTORNEY  
Rider Michelle  
\* LAST NAME FIRST NAME  
(845) 522-1603 522-1663  
\* AREA CODE \* TELEPHONE NUMBER (Ex: 9999999)